

RESOLUTION NO. 2020-055

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, APPROVING AN APPLICATION FOR A \$2,000,000 SUBORDINATE CONNECTION AND DEVELOPMENT IMPACT FEE LOAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE ASSOCIATED LOAN DOCUMENTS FOR FINANCIAL ASSISTANCE FOR A NEW 78-UNIT 100% AFFORDABLE RENTAL HOUSING PROJECT PROPOSED BY FOR THE FUTURE HOUSING, INC., A TO BE FORMED LIMITED PARTNERSHIP (FTF), AT 1855 LINCOLN AVENUE (APN 011-050-044)

WHEREAS, the City has made a commitment through its Housing Element to financially assist Affordable Housing to developers who commit to 55-year Affordability Covenants and is authorized to utilize City resources including long term Connection and Development Impact Fee Deferral Loans; and

WHEREAS, on March 19, 2020 the City was approached by FTF about the possibility of assisting a new 100% affordable housing proposal at 1855 Lincoln Avenue (APN 011-050-044); and

WHEREAS, the project received land use entitlements from the Calistoga Planning Commission on December 12, 2018; and

WHEREAS, on May 5, 2020, the City Council Authorized staff to continue discussions with FTF to negotiate possible City financial assistance for the proposed 1855 Lincoln Avenue Affordable Housing Development Proposal; and

WHEREAS, on June 16, 2020 the City Council, in response to those negotiations between FTF and the City, indicated its willingness to commit \$2,000,000 in deferred Connection and Development Impact Fees through a loan request from FTF.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CALISTOGA DOES HEREBY approve FTF's 78 unit affordable rental housing subordinate loan funding request for 1855 Lincoln Avenue (APN 011-050-044), and authorizes the City Manager to execute associated loan documents with the following terms, subject to approval as to form by the City Attorney:

- \$2,000,000 Connection and Development Impact Fee Deferral Subordinate Loan
- 55 Year Term with Balloon Payment due in 55 Years
- 3% Simple Interest
- Standard Insurance and Indemnification Clauses
- Compliance with Local, State and Federal laws
- A non-discrimination and non-segregation clause
- 55 Year Deed Restricted Rent Levels Per California Tax Credit Allocation Committee (TCAC) Requirements

PASSED, APPROVED AND ADOPTED by the City Council of the City of Calistoga at a regular meeting held on the 16th day of June 2020.

I, Kendall Rose Granucci, City Clerk of the City of Calistoga, hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Calistoga at a regular meeting held on the 16th day of June 2020, by the following vote:

AYES: Councilmembers Kraus and Lopez-Ortega, Vice Mayor Dunsford and Mayor Canning
NOES: None
ABSTAIN: None
RECUSED: Councilmember Williams
ABSENT: None

ATTEST:



Kendall Rose Granucci, City Clerk

APPROVED:



Chris Canning, Mayor